



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, JANUARY 24, 2007, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Tess Nguyen, Andrew Gonzales, Ron Santos, Jeanie Cutler

MINUTES: None

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT:** **CONDITIONAL USE PERMIT NO. 2006-041 (METRO PCS WIRELESS COMMUNICATION FACILITY):**

APPLICANT: Ryan Hammersmith
REQUEST: To permit the installation of a wireless communication facility consisting of antennas on an existing Edison tower and equipment cabinets located at the base of the tower within an enclosure.

LOCATION: 10160 Atlanta Avenue (south of Spar Circle, west of Santa Ana River)

PROJECT PLANNER: Tess Nguyen
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT:** **CONDITIONAL USE PERMIT NO. 2006-042 (METRO PCS WIRELESS COMMUNICATION FACILITY)**

APPLICANT: Ryan Hammersmith
REQUEST: To permit the installation of a wireless communication facility consisting of antennas on an existing Edison tower and equipment cabinets located at the base of the tower within an enclosure.

LOCATION: 20470 Ravenwood Lane (south of Warwick Drive, west of Santa Ana River in Le Bard Park)

PROJECT PLANNER: Tess Nguyen
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

- 3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 2006-017 (WONG ROOM ADDITION):**
APPLICANT: Dennis Braeutigan
REQUEST: To permit a 548 sq. ft. first and second floor addition to an existing two-story residence located adjacent to Huntington Harbor.
LOCATION: 16891 Bolero Lane (west side of Bolero Lane, near corner of Bolero Lane and Finisterre Drive)
PROJECT PLANNER: Andrew Gonzales
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 4. PETITION DOCUMENT: VARIANCE NO. 2006-013 (BISSON INDUSTRIAL BUILDING):**
APPLICANT: Monty Bisson
REQUEST: To permit a zero side yard setback in lieu of 30 ft. required for a 2,500 sq. ft., 15 ft. high, metal awning structure.
LOCATION: 15651 Container Lane (west side of Container Lane, between Mc Fadden Avenue and Research Drive)
PROJECT PLANNER: Andrew Gonzales
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.